

Item. D.2. Development Description

1. *Name and location of the proposed housing development;*

Name: Mid-Celis Apartments

Location: 1422 San Fernando Road, San Fernando, CA 91340

2. *Service goals of the development;*

The service goals of this development is to provide free, at-will supportive services to its Transitional Aged Youth (TAY) residents to encourage and foster independent living in a safe and supportive environment.

3. *Characteristics of tenants to be served;*

The TAY residents of the supportive housing development will be between the ages of 18-25 years old. Many of the TAY population are emancipated from the foster care system and experience homelessness, mental illness, substance abuse, lack of resources and living skills.

4. *Type of housing to be provided (new construction or acquisition/rehab.);*

The proposed project entails the new construction of a three-story, multi-family apartment complex over a secured podium parking garage.

5. *How the building(s) in which housing and services will be provided will meet the housing and service needs of the MHSA tenants (location, building type, layout, features, etc.);*

Location: 1422 San Fernando Road, San Fernando, CA 91340

Building Type: Type V (wood frame) over Type I (concrete).

Layout: The project layout is specifically designed to incorporate universal design standards, Crime Prevention Through Environmental Design principles, and Uniform Federal Accessibility standards. The development includes 8, 1-bedroom units, 6, 2-bedroom units and 6, 3-bedroom units. Every aspect of the project from site access from public access way, parking garage, common areas, to interiors of the private residences is designed to comply with all state and local accessibility codes.

Features: The project features approximately 2200 square feet of common area which will include a community room, counselor's room, manager's office, laundry and storage. A unique feature of the project is a nearby 5000 square foot neighborhood park that is available to the residents as a recreational area to interact with service staff and will also be used for an edible garden program. The project is also pursuing LEED certification (Silver level at a minimum) and is designed to

include sustainable features in excess of the minimum requirements. Early integration of LEED criteria ensure that the project maintains established standards for sustainability throughout the design and construction phases.

6. *Name of primary service provider, property manager, and other development partners;*

Primary Service Provider: Penny Lane Centers

Property Manager: Community Housing Management Services

Other Development Partners: Abbey Road (subsidiary of Penny Lane Centers)

7. *Summary of the anticipated sources of development financing. (Name sources only, do not include dollar amounts.)*

Proposed financing sources include: Conventional loans (tranche A & B), City of San Fernando, HACOLA HOME funds, HACOLA Energy Efficiency Incentive funds, HACOLA Homeless Prevention Initiative funds, MHSA Housing Program funds, Tax Credit Equity, and Deferred fees and expenses.